

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Covington Park
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Summary

This area of approximately 29.7 acres is currently designated for Rural Residential use on the King County Comprehensive Plan Land Use Map. Existing zoning is RA-5-SO, Rural Residential – one home per five acres within a special district overlay.

Background

The City of Covington purchased the subject property after the adoption of the 1994 King County Comprehensive Plan, which designated the study area Rural. The City plans to create a community park on the land to serve the local residents. The City would like to annex the property. This would allow the city to extend sewer service to the property. The attached list of parcels provides property-specific details.

Applicable King County Comprehensive Plan Policies:

R-103 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3) and Countywide Planning Policy FW-1.

The following proposed KCCP policy is also applicable:

U-103a Rural properties that are adjacent to a city and are owned by that city for purposes of establishing a park may be redesignated to urban only when:

- a.** The property to be redesignated is no more than 30 acres; and
- b.** The property was acquired by the city prior to 1994; or
- c.** The property is a King County park and is being transferred to the city through a park transfer agreement.

Analysis:

The study area is entirely within the Rural area. Covington acquired the study area after it was designated Rural by King County in 1994.

Park development is allowed in the RA-5 (Rural) zoning, subject to Rural development standards. Annexation of Rural areas is inconsistent with the Growth Management Act and the King County Comprehensive Plan.

Conclusions:

The study area was designated Rural prior to being purchased by the City of Covington, therefore the proposed redesignation of the study area from Rural to Urban does not meet the criteria in proposed policy U-103a.

There is no justification for redesignating this study area as Urban based on growth and development needs. There is sufficient development capacity within the existing UGA to accommodate future growth.

Covington may develop this site as a park under existing King County regulations and Rural development standards.

Executive Staff Recommendation:

No change in land use designation or zoning is recommended.